

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 8-B-22-TOB Related File Number:
Application Filed: 6/22/2022 Date of Revision:
Applicant: FURROW FAMILY PARTNERSHIP, LLP

PROPERTY INFORMATION

General Location: East side of Cogdill Rd. south of Starkey Ln
Other Parcel Info.:
Tax ID Number: 131 088 Jurisdiction: County
Size of Tract: 11.56 acres
Accessibility: Access is via Cogdill Road, a minor collector street with a 21-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Small light industrial building complex
Surrounding Land Use:
Proposed Use: Retain existing light industrial facility Density:
Sector Plan: Northwest County Sector Plan Designation: LI (Light Industrial) & HI (Heavy Industrial)
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10315 Cogdill Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (k) (Industrial), CB (Business and Manufacturing), and TO (Technology Park)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: 1) Renew the waiver, approved in 2021, to increase the Impervious Area Ratio from 70% to 91.6%.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends the following actions on the required waivers from the Design Guidelines:
1) Approve the waiver to increase the Impervious Area Ratio from 70% to 91.6%.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Obtaining Planning Commission approval for the proposed revision of the development plans; this request will be on the September 6, 2022 TTCDA Agenda.
- 2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 3) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 4) Installation of all sidewalks as identified on the site plans. Sidewalks connecting those along the right-of-way with those at the church entry may be required by the Knox County Engineering Department during the permitting review stage and would be coordinated at that time. Knox County Engineering reserves the right to waive the sidewalks due to the steep topography if found to be unreasonable to install.
- 5) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7) Obtaining approval of signage in a separate application at a future time.

Comments:

- 1) This is a request to revise previously approved landscaping plans for the light industrial building complex known as "Cogdill Place". The complex is an 11.56-acre site accessed off of Cogdill Road that includes five buildings comprising 71,674 sq ft.
- 2) The existing site is almost devoid of any vegetation and, prior to the addition of a fifth building, had an Impervious Area Ratio (IAR) of approximately 89.7%. The maximum allowed by the Design Guidelines is 70%. The impervious area on the site includes buildings, asphalt/concrete, and gravel, though the gravel areas account for approximately 70% of the impervious area coverage.
- 3) The original plans for the fifth building were approved on March 9, 2020 (Case 3-B-20-TOB).
 - a. The fifth building added 27,000 sq ft and that approval included two waivers: 1) a reduction of the minimum required parking spaces from 15 spaces to 5 spaces, and 2) an increase in the maximum IAR from 70% to 91.6%.
 - b. During that meeting, landscaping was requested along the front property line to mitigate the IAR overage and the lack of landscaping throughout the site, and as part of the rationale to approve the waiver to increase the IAR beyond the existing overage that was present at the time. Board members discussed possible solutions with the applicant, and locations for landscaping beds were agreed upon. These beds were to be located on the northwest and southwest corners of the site along the Cogdill Road frontage and would replace gravel beds at these locations. Additional landscaping was to be provided around the existing building at the front of the site to create more landscaping where it would be visible from the road. Additional suggestions included bringing the portion of the site housing the new building into compliance with the landscaping as much as possible.
 - c. This discussion led to condition #2 of the COA, which was to submit "a landscape plan as directed by the TTCDA Board that that will reduce the imperious coverage (gravel areas) and add landscaping along the street frontage, around the proposed building and other key areas on the site. The landscape plan would be required prior to the issuance of the Certificate of Appropriateness and approval of the plan would be by staff and a member of the Board."
- 4) Revised plans for the landscaping and changes to the fifth building were approved on May 10, 2021 (Case 5-A-21-TOB).
 - a. To reduce the impervious areas per the condition mentioned above, the area on the 2021 site plans labeled "Disturbed/Piled Dirt and Gravel" behind the loading area of Building 5 was proposed to be converted to pervious concrete pavement, and the gravel areas at the street frontage were proposed to be replaced with landscaping beds.
 - b. With those proposed site improvements, the IAR would have been approximately 91.5%,

- just under the 91.6% allowed by the waiver that had been approved.
- c. The plans received another waiver from the landscaping requirements with this approval so that not every parking stall had to be a maximum of 60 feet from a medium or large canopy tree. This was granted due to the existing surface conditions and the fact that the parking is not visible from the public street.
- 5) Since the 2021 approval, the impervious area behind the proposed fifth building loading area has been converted to a pervious surface. However, there are issues with the landscaping plan proposing trees under the existing power lines and landscaping affecting sight distance at the curb, so the applicant is seeking approval of another revision to the landscaping plans.
 - 6) The new proposal is for a reduction in the planting areas at the northwest and southwest property lines at the front of the site due to existing overhead power lines.
 - a. Northwest corner: the triangular-shaped landscaped area is partially beneath power lines. The landscaped area was originally proposed to displace some of the existing gravel at the front of the site. It has been changed from a mix of trees, shrubs, and groundcover plantings to a row of smaller holly trees that progress from west to east along the northern property line.
 - b. Southwest corner: the triangular-shaped landscaped area is partially located beneath power lines. The landscaped area was originally proposed to displace some of the existing gravel at the front of the site. It has been changed from a mix of trees, shrubs, and groundcover plantings to a row of smaller holly trees and a staggered row of shrubs that run parallel to the street.
 - c. A third planting area had been proposed in the grassy area just to the south of the building consisting of trees, shrubs, and groundcover plantings. The mix and configuration of plantings has been altered slightly from what was approved in 2021 to provide better sight distance at this exit.
 - d. Trees and shrubs had been proposed behind the building that connected to the existing grassy area. This has been cut back to cover just the left side of the building and the existing impervious surface in that location is proposed to remain as is.
 - 7) With the proposed changes and the addition of the fifth building and impervious area behind it, the IAR would be x%.
 - 8) The COA expired on March 9, 2022 so a new waiver for the increase in the IAR is required with the approval of these plans.

Action: Approved **Meeting Date:** 8/8/2022

Details of Action: Staff recommends the following actions on the required waivers from the Design Guidelines:
 1) Approve the waiver to increase the Impervious Area Ratio from 70% to 91.6% as was approved previously in 2021, with the condition that the applicant update the plans showing the actual proposed IAR percentage on the plans to ensure it does not exceed 91.6%.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to the following conditions:

- 1) Obtaining Planning Commission approval for the proposed revision of the development plans; this request will be on the September 6, 2022 TTCDA Agenda.
- 2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 3) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 4) Installation of all sidewalks as identified on the site plans. Sidewalks connecting those along the right-of-way with those at the church entry may be required by the Knox County Engineering Department during the permitting review stage and would be coordinated at that time. Knox County Engineering reserves the right to waive the sidewalks due to the steep topography if found to be unreasonable to install.
- 5) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7) Obtaining approval of signage in a separate application at a future time.

Summary of Action:

Date of Approval: 8/8/2022 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:
Date of Legislative Action: **Date of Legislative Action, Second Reading:**
Ordinance Number: **Other Ordinance Number References:**

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: